

Comprehensive Plan
Community Meeting September 2009
DRAFT PRESENTATION



Meeting Agenda

Overview of Comprehensive Plan Process

City-Wide Vision Statement (Steering Committee working draft)

Refined list of Issues and Opportunities

Preliminary Results: Prior Meetings

Preliminary Results: Defining Character Areas

- Table-Group Discussions: Comments to Character Area
- Vision
- Development Type

Next Steps



Comprehensive Plan Process

- Department of Community Affairs regulates and requires 3 components:
 - Assessment
 - Participation
 - Community Agenda
- Community Assessment – data, maps, issues
- Community Agenda:
 - Vision for Future Development (Character Areas)
 - Action Plan
 - Prepared with Community Involvement



Community Involvement

- Public hearings
- Steering committee
- Community meetings:
 - Kick- Off meeting – Mapping Exercise (June 2)
 - Information + comments: Transportation and Design (June 26)
 - Information + comments: Parks, Facilities and Funding (July 7)
 - Visioning Workshop: Future Development (August 3)
 - Information and Comments: Visioning results and Policy Recommendation (September 24)



Community Assessment Snapshot

Population and Employment

- 2008 population - ~ 43,000
- 2030 projected population ~ 53,000
- 2000 employment ~ 28,000 (primarily finance/professional)
- 2030 employment ~ 50,000

Existing Land Use

Dunwoody Existing Land Use		
Category	%	Acreage
Cemeteries	0.19%	15.54
Commercial	13.14%	1,092.84
Forest	1.16%	96.15
Institutional Extensive	0.34%	28.13
Institutional Intensive	4.87%	404.70
Parks	0.91%	75.78
Residential High	1.51%	125.54
Residential Low	0.36%	29.96
Residential Medium	65.64%	5,459.54
Residential Multi	7.85%	653.06
Reservoirs	0.36%	30.25
TCU	2.94%	244.67
Transitional	0.73%	60.70
Total Acreage	1.00	8316.86

All residential categories = 85%
 Commercial & institutional = 18%
 Commercial = 13%

See complete document for maps and data regarding natural and cultural features, community facilities, transportation, economic development...



Prior Meetings

- Identified “Issues and Opportunities”
- “Change and Preserve” mapping identified:
 - Redevelopment areas
 - Areas that need greater intensity
 - Areas that need protection and preserve low-density residential
 - Parks and Bicycle/Pedestrian options
 - Lack of Connectivity
- Transportation and Community Facilities
- Vision for the future: Areas likely to change



Prior Meeting Results

- Parks and facilities: priority destinations
- Areas of change and preserve
- Revised character area boundaries: Future Development Map draft
- Vision for character areas likely to change



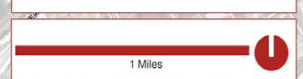


Dunwoody, Georgia COMPREHENSIVE PLAN



RESULTS OF COMMUNITY MEETINGS

- MAJOR AREAS OF CONSIDERATION**
1. Dunwoody Village
 2. Jett Ferry / Williamsburg Commercial Gateway
 3. Winters Chapel / Peachtree Industrial Blvd
 4. Georgetown Shopping
- AREAS TO CONNECT**
1. Dunwoody Village
 2. Perimeter Center
 3. Georgia Perimeter College
 4. Existing Park
- CONNECT**
- POSSIBLE GREEN SPACE**
1. Possible green space (Requires acquisition)
 2. Possible green space (Existing utility)
- CONNECT NEIGHBORHOOD AND GREENSPACE**



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1. DUNWOODY VILLAGE

- Consider expanding Village down Chamblee-Dunwoody
- Change Dunwoody Village into Mixed-use
- Make Dunwoody Village more pedestrian-friendly
- City Hall should be in Dunwoody Village
- Add more cultural resources to Dunwoody Village
- Add sidewalks to Dunwoody Village
- Add pocket greenspace at Dunwoody Village

4. GEORGETOWN SHOPPING

- Limit multi-family housing here
- Georgetown needs sidewalks
- Shuttle needed here, prioritize first by economic development and add nodes later
- This area needs frequent convenient buses connecting to hotel and Perimeter Center
- Need to establish a firm boundary of where commercial is acceptable around Georgetown
- Area needs higher percentage of owner-occupied
- It is okay for the Hospital site to redevelop densely, if park space is provided
- Hospital area should be the site of single family homes

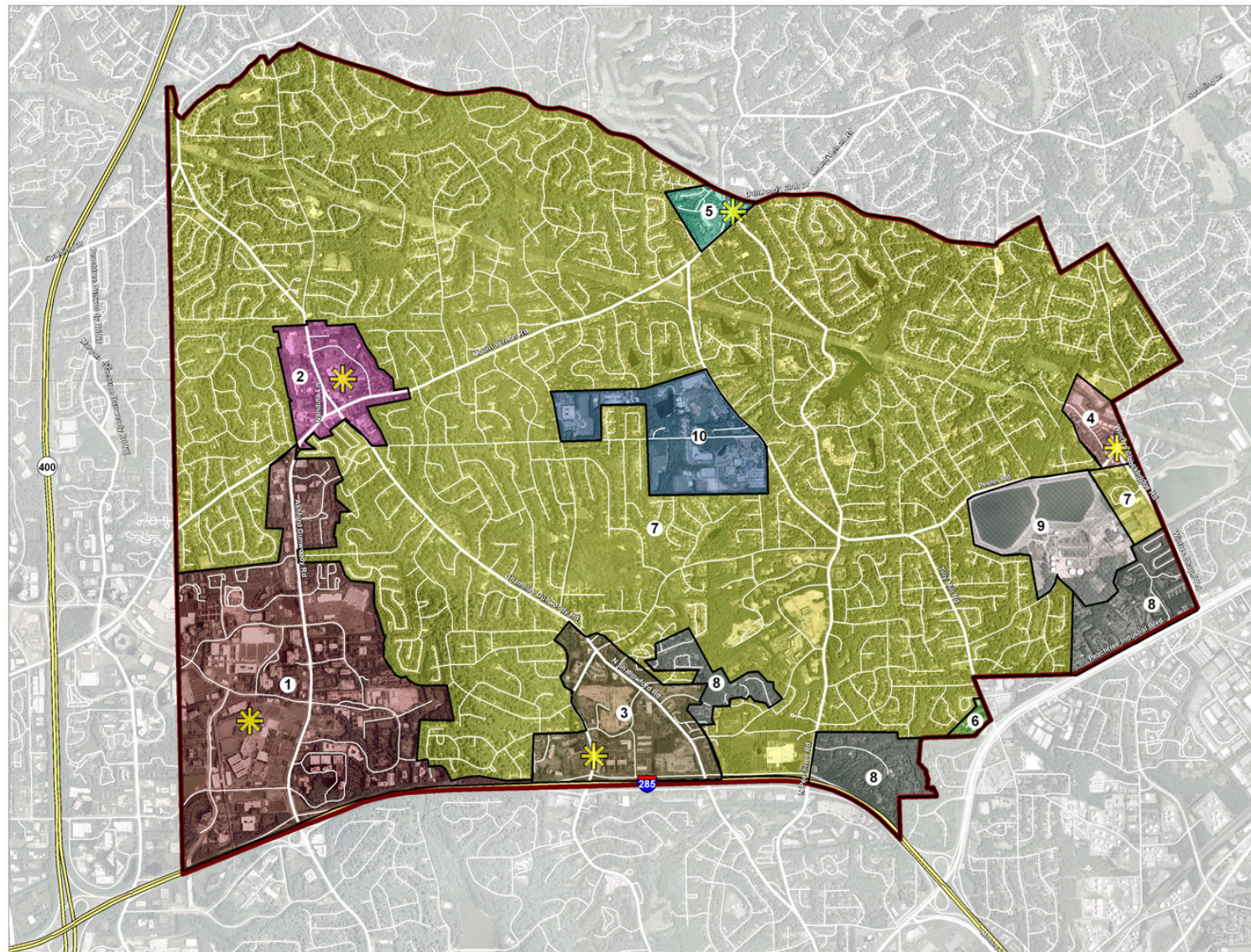
(NOTE: Contradictory opinions emerged regarding density)

2. JETT FERRY / WILLIAMSBURG COMMERCIAL GATEWAY

- Need master plan for streetscaping
- Preserve existing boundaries to ensure no expansion of commercial uses
- More options for what's available in the commercial areas
- Commercial centers need updating
- Commercial areas underutilized

3. WINTERS CHAPEL / PEACHTREE IND. BLVD.

- Concentrated population lives near the intersection of Winter's Chapel and PIB
- Town homes off of Glaze Drive, both good examples of dense development
- Many under utilized building structures at the intersection of Winter's Chapel and Peeler
- Intersection of Winter's Chapel and Peeler needs redevelopment
- Adequate housing needed for the large segment of the population



Dunwoody, Georgia COMPREHENSIVE PLAN



FUTURE DEVELOPMENT MAP

Legend

Dunwoody City Limits

Activity Nodes

Character Areas

- 1. Perimeter Center
- 2. Dunwoody Village
- 3. Georgetown-Shallowford Road Corridor
- 4. Winters Chapel Gateway Redevelopment
- 5. Jett Ferry Gateway
- 6. Tilly Mill Gateway
- 7. Suburban Neighborhood
- 8. Urban Residential
- 9. Community Facility / Water Treatment
- 10. Institutional / Office / Campus

1 Miles

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Georgetown / Shallowford Corridor

Vision

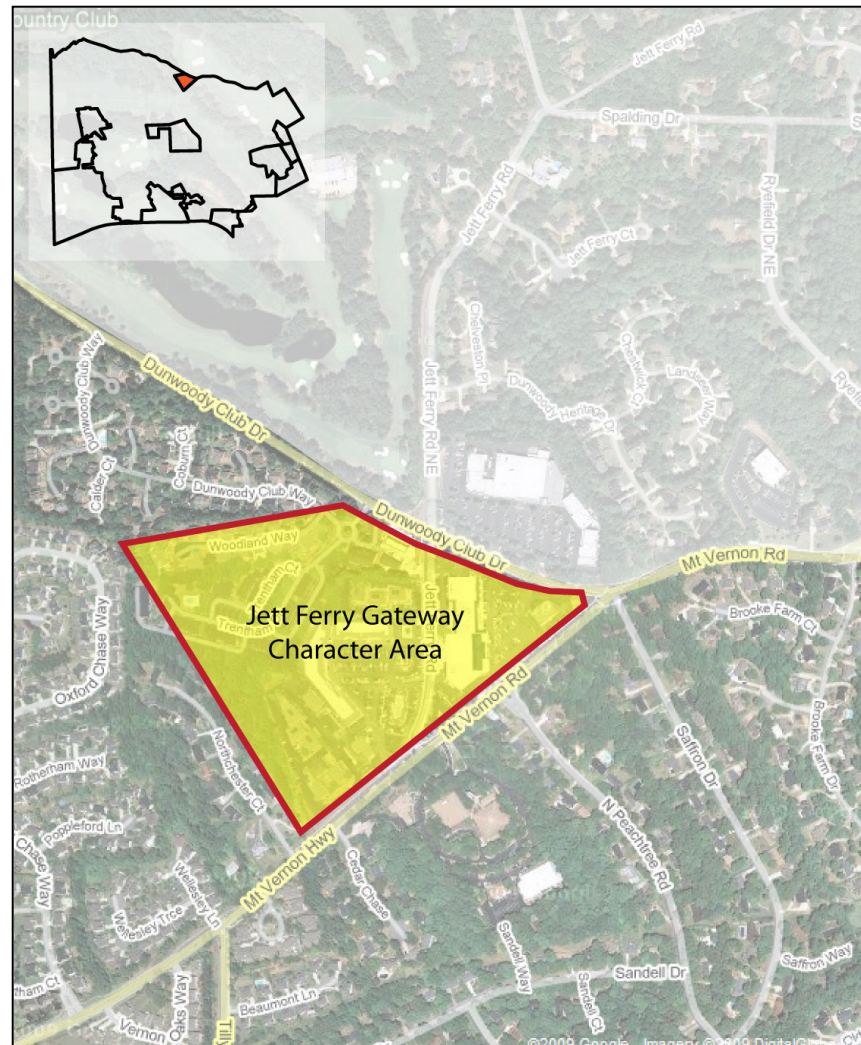
By 2030, this area will redevelop into a neighborhood with medium-scaled intensity of activity, mixed uses with limited multi-family as an accessory use and that will integrate and preserve the single-family homes. Ideally, this area includes a community center that fosters life-long communities. Multi-use paths and transit options will invite alternative connectivity; new pedestrian options will link area to Perimeter Center. It focuses more intense development along 285 with transitions to adjacent residential subdivisions.

Future Development:

- Height – 5 stories maximum, potentially up to 8 stories if and only if project proposal meets amenity criteria (to be developed)
- Form – organized to take advantage of transit; characterized by transitions to adjacent uses (step down heights, buffers), greenspace and connectivity pedestrian-sensitive amenities, wrap-around parking, landscaping, a senior-friendly environment
- Uses – mix of quality, public space (plazas, pocket-parks) auto-oriented businesses Commercial, Office, Mixed-Use, options for life-long community



Gateway: Jett Ferry





Gateway: Jett Ferry

Definition of *Gateway*: An entrance corridor that heralds the approach of a new landscape and defines the arrival point as a destination

Vision

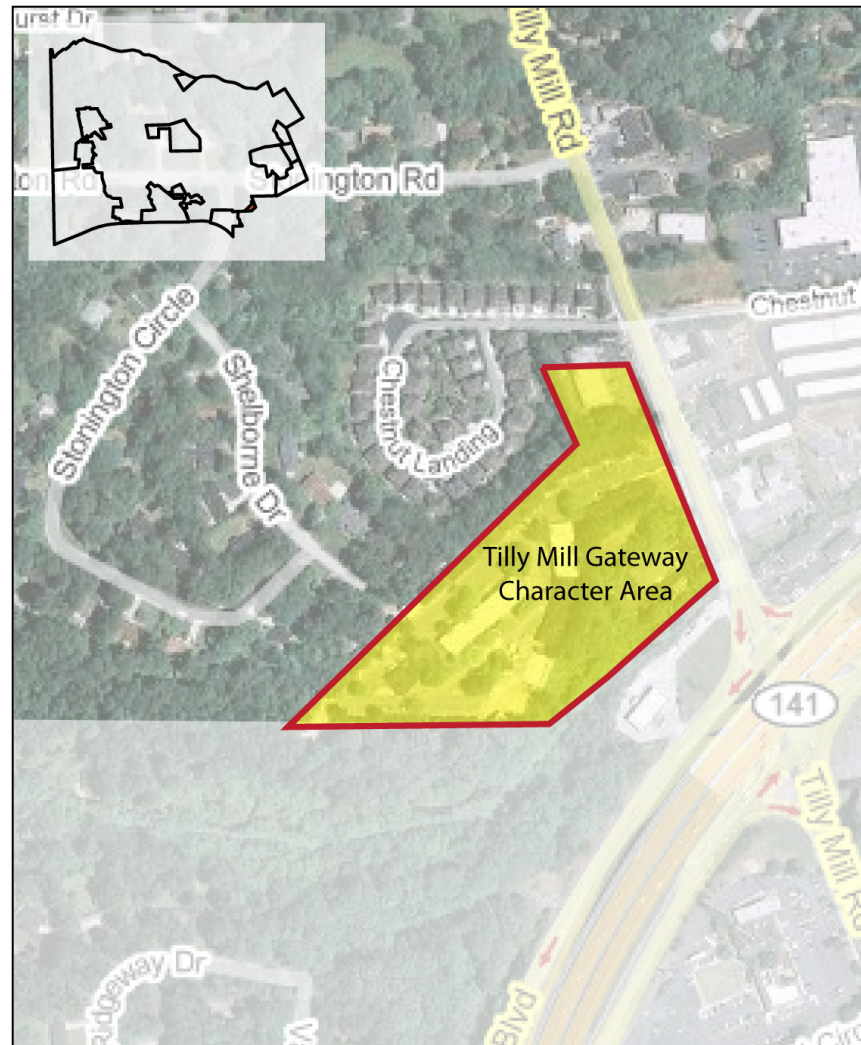
Small scale commercial node focused on providing a unique destination for surrounding residents, providing a pedestrian friendly environment through multi-use paths, streetscaping, and well-designed parking areas and vehicular access. Cohesive architectural design and streetscaping will define these areas as a gateway into the City of Dunwoody. A unifying design feature such as way-finding signage or city marker will link the gateway with the rest of the city

Future Development

- Height – maximum 3 stories
- Form and design – Jett Ferry node oriented toward Mount Vernon road, functional greenspace, new development to carefully consider parking, potentially add signage to unify; high quality building and landscaping materials, with pedestrian and bicycle friendly streets
- Use – retail use, small-scale commercial



Gateway: Tilly Mill





Gateway: Tilly Mill

Definition of *Gateway*: An entrance corridor that heralds the approach of a new landscape and defines the arrival point as a destination

Vision

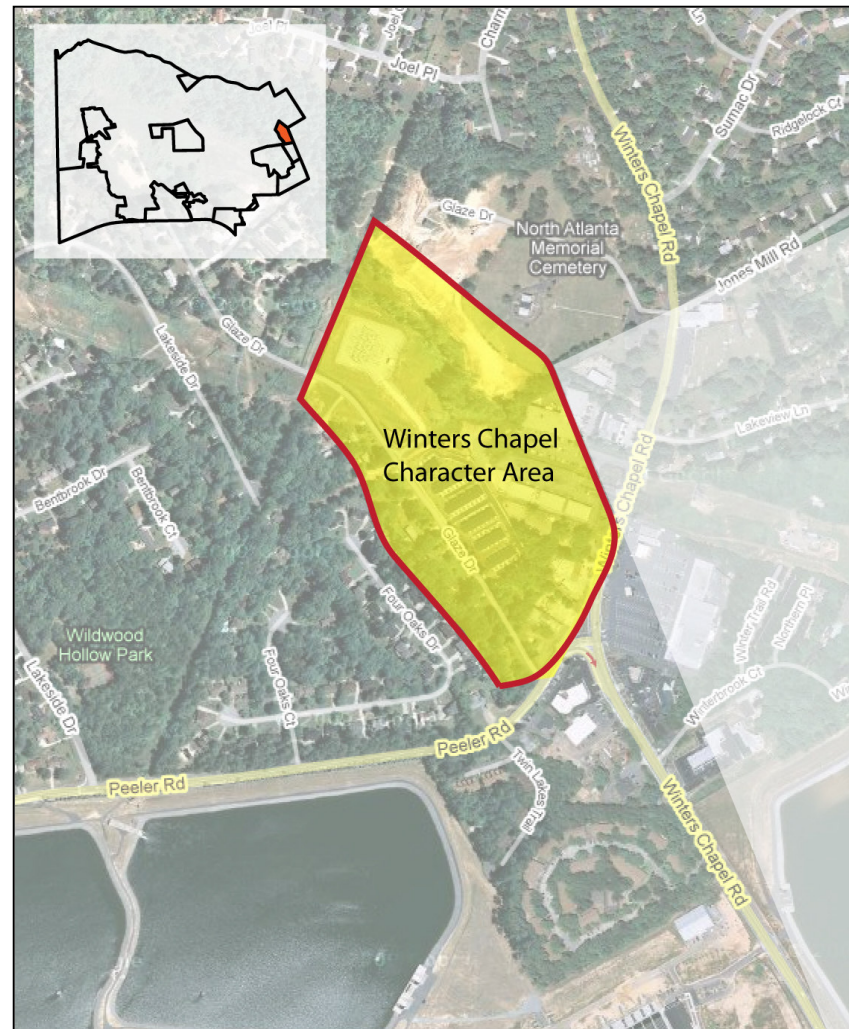
Small scale commercial node focused on providing a neighborhood level services for surrounding residents. Cohesive architectural design and streetscaping will define these areas as a gateway into the City of Dunwoody. A unifying design feature such as way-finding signage or city marker will link the gateway with the rest of the city

Future Development

- Height – maximum 2 stories
- Form and design – high quality building and landscaping materials, potentially add signage to unify, functional greenspace, pedestrian and bicycle friendly street design
- Use – retail use, small-scale commercial



Winters Chapel





Winters Chapel

Vision

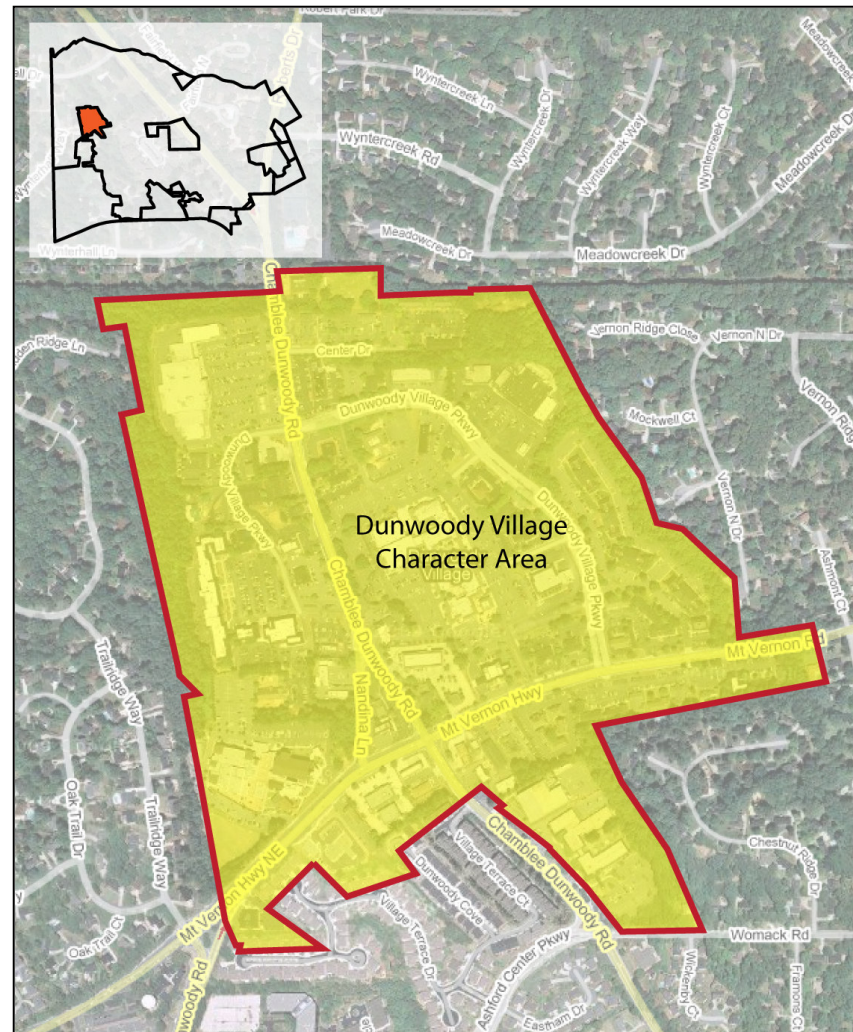
Neighborhood focused redevelopment node, promoting low-intensity commercial and retail development, with connectivity to functional greenspace and trails along the reservoir and, one day, power easement. The city will seek opportunities to integrate this area with the rest of the city through unifying elements of distinctive Dunwoody character.

Future Development

- Height – 2 to 3 story development
- Form – development should focus on providing greenpace and buildings with high quality materials
- Use – small office use, commercial and neighborhood shopping, and senior housing options, use of streetscape and entrance areas for plazas or other public space



Dunwoody Village





Dunwoody Village

Vision

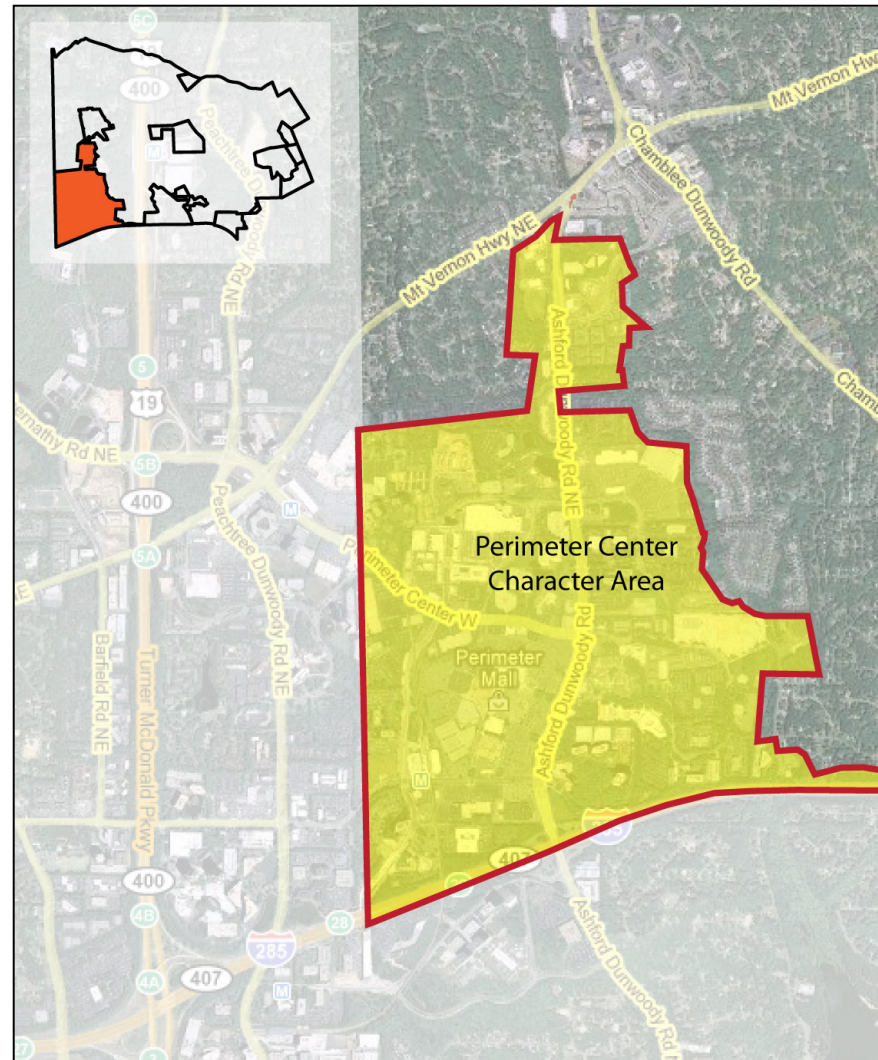
This node has historically been the “heart” of Dunwoody. A master planning process will have established a detailed vision for the downtown, focused on pedestrian amenities, traffic calming, architectural controls, connectivity and place making. This area should be redeveloped as a destination for shopping, dining, entertainment and civic activities, with a residential component for day and evening activity to foster community. The design should showcase the unique character of Dunwoody. The marker or unifying signifier promoted throughout the city and gateways should be hallmarked here in a prominent way.

Future Development

- Height – 3 stories, but potentially up to 5 at intersections if and only if a unique project is proposed with architecturally distinct features, innovative parking solutions (covered decks, underground parking, or alternatives) and spaces for public use
- Form – master planned design, high quality building materials, open space
- Use – Mixed Use, local and unique business, boutique retail, public assembly



Perimeter Center





Perimeter Center: Discussion

Background:

- Livable Centers Initiative (LCI) Study 2001
- Vision and Framework Plan (handouts)
- Streetscape improvements
- Atlanta Regional Commission (ARC) funding
- Perimeter Community Improvement District (P-CID)
- City policy to partner with P-CID
- Discuss character area vision and portion of LCI within the City of Dunwoody

LEGEND

-  Proposed LRT Trunk Line & Stations
-  1/4 Mile from MARTA Station
-  Street Network
-  Building Footprints

TRANSITIONAL ZONE

- Increase supply of housing
- Protect surrounding single family neighborhoods
- Create buffer between land uses
- Create neighborhood amenities (Pedestrian / Bike trails)

TRANSIT VILLAGE

- Future development should improve commuter access to transit stations (MARTA / RT)
- Increase supply of housing
- Create a Town Center
- Increase / diversify area amenities
- Focus on pedestrian and transit improvements

Perimeter Focus

Envisioning the new Atlanta Center

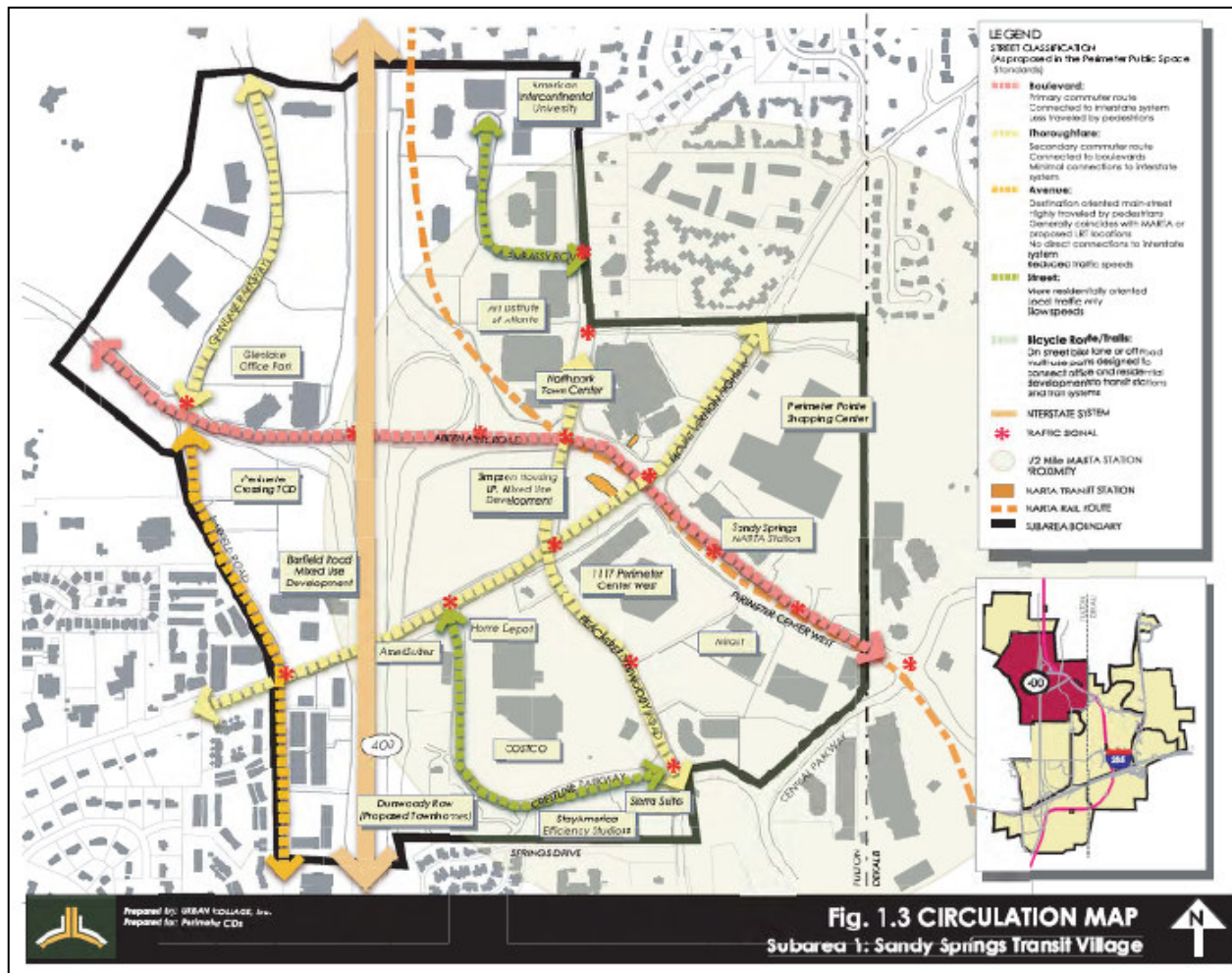
ARCAD

HIGH DENSITY MIXED USE

- Future development should improve commuter access to major transportation corridors (I-285 & GA 400)
- Increase supply of housing
- Contains some traditional corporate campuses



Perimeter Center: Revised Studies



From the report *Perimeter Focus: envisioning a New Atlanta Center*
Update, March 2005



Perimeter Center

Vision

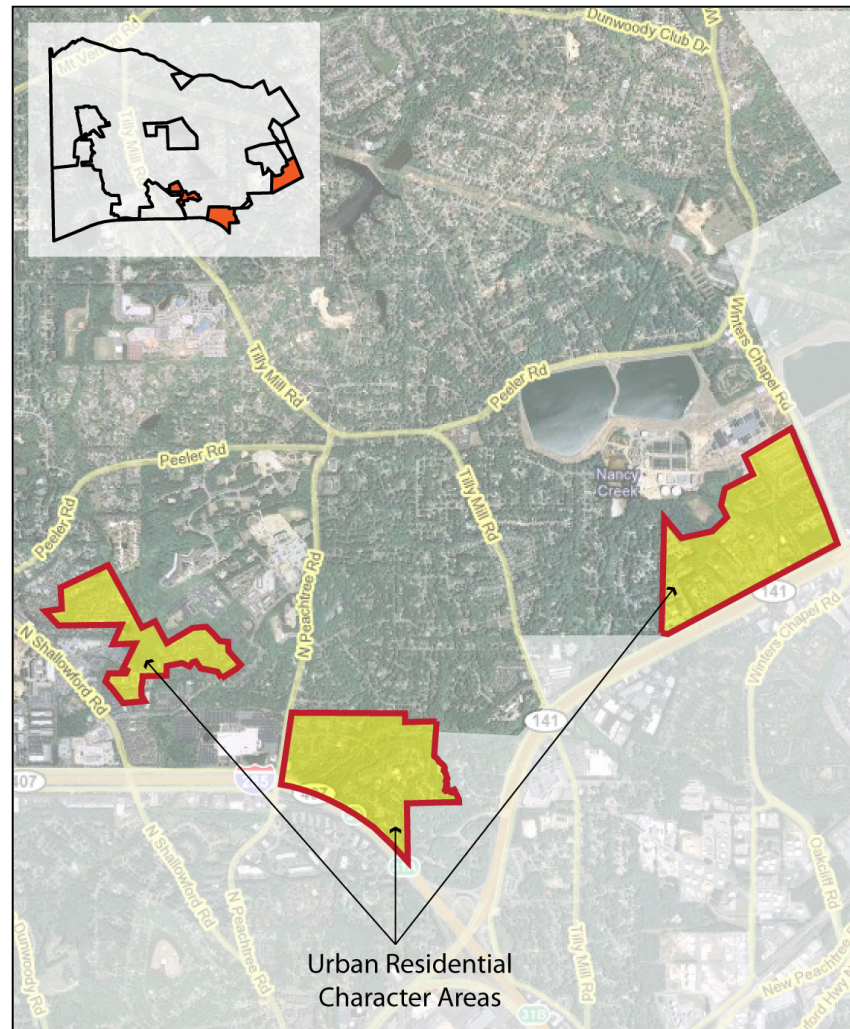
To create “livable corridors” for the area and cultivate the regional center as first-class office and high-end commercial, with a pedestrian-oriented environment that serves as a regional example of high quality design standards. The City works in partnership with the PCID and ARC to implement and compliment the framework plan and projects identified in the Perimeter Center Livable Centers Initiative (LCI) and update.

Future Development

- Transitional Zone
- Transit Village
- High-Density Mixed Use



Urban Residential





Urban Residential

Vision

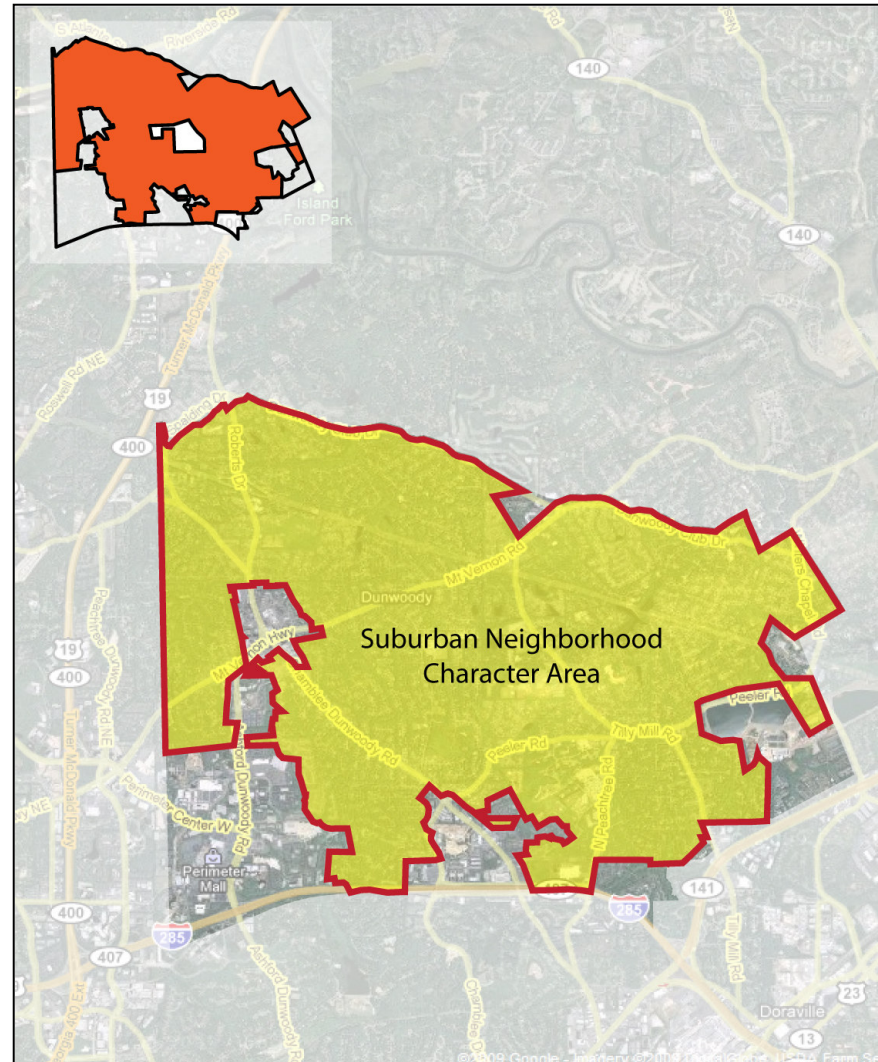
Providing higher density housing options with high quality material and amenities that is contextually sensitive to the surrounding land uses

Future Development

- Height – 8 stories, with transitional height plane regulations for stepping down to single family neighborhoods
- Form – Strong continuity between developments, prominent placement of amenities such as greenspace and pedestrian walks
- Use – Mixed Use, primarily medium-density residential with a mix of multi-family, attached and detached single-family



Suburban Residential





Suburban Residential

Vision

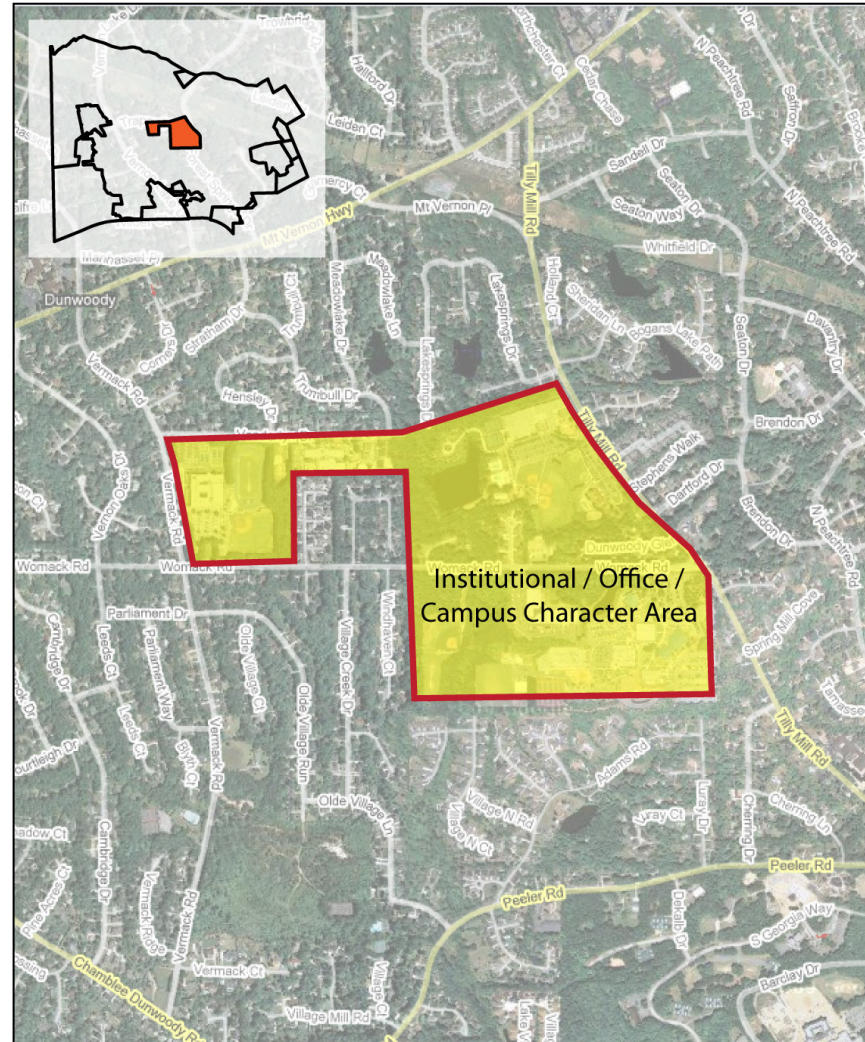
Stable, **owner-occupied** single-family residential area that is characterized by a traditional suburban pattern of development with traversable sidewalks, extensive landscaping, and access to parks, places of worship and schools.

Future Development

- Height – 2 story typical although high quality, 3 story attached residential units (townhomes) may be appropriate if and only if featuring high quality architectural treatment
- Form – Traditional homes with high quality design, streetscaping and pedestrian amenities
- Use – Single-family residential, public gathering spaces, places of worship, office-residential or neighborhood scale commercial at key intersections.



Office/ Institutional / Campus





Office/ Institutional / Campus

Vision

A defined area for academics, culture, and recreation supporting the missions of its respective institutions while considering the rest of Dunwoody's mobility needs.

Future Development

- Height – 3 stories (with transitions required for 4 stories)
- Form – high quality design with managed access and parking
- Use –Institutional



Draft Vision Statement

The City of Dunwoody showcases its “small town appeal with big city feel” from the moment you cross its gateways. Through its unique, high- quality character as a safe, comfortable and thriving place to live, work, shop and play, the City of Dunwoody *preserves the past, promotes economic vitality, protects the residential nature of its neighborhoods, presents viable options as a place to live through all stages of life and ability, and prepares for the future* through:



Draft Vision Statement, Continued

- Historical designation designed to save, restore, and promote our heritage properties
- Continued high-quality development of the Perimeter business area designed to promote the economic engine of the city while enhancing convenience to products and services for our citizens
- Conservative, conscientious growth of our other commercial nodes designed to enhance the quality of life of our residential neighborhoods
- Development of a variety of living options designed for all stages of life and ability
- Increased connectivity, enhanced transportation options, expanded greenspace and park ownership designed to improve the health, vitality and recreational enjoyment of our city's businesses and residents and the long-term sustainability of our city



Preliminary Results: Policy Goals

- Master planning for Dunwoody Village and the Georgetown/Shallowford areas
- Establish streetscape standards for all key roads
- Create city-wide strategy to slow traffic and consider an innovative approach to Master Plans that manage parking, including pedestrian-only areas
- Create functional greenspace and openspace for public assembly and recreation
- Create multi-modal options and amenities for bicyclists
- Create a unifying design element that helps integrate city as an integrated place (signage, markers, gateways)
- Sustainable Goals: encouraging sustainable development strategies including Green Building, Energy Efficiency, Green Power, Water Use Reduction and Efficiency, Trees and Greenspace, Transportation, and Recycling and Waste Reduction



Next Steps

- Draft documents available on line
- Additional Character Area meetings to get final input.
- Public meeting: Community Council
- Public hearing: Planning Commission
- Public hearing: City Council
- Transmit to ARC and DCA for review
- Adoption 60 days after review
-the fun part: implementation!



Thank You!

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